



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**SITE SOUTH EAST OF 9 LISLEEN
ROAD EAST, COMBER,**

OFFERS AROUND £195,000



Site 230m South East of 9 Lisleen Road East,
Comber BT23 5QB

Beautifully located site of approximately
one acre located in the
Gilnahirk/Castlereagh area. Planning
permission for a 2,960 sq ft two storey
detached dwelling including double garage
expired in 2019.

Please note the artist impressions are for this
planning ref.

Original Planning - Still valid as foundation's
were built - Ref No: Y/2002/0128/F - approval
for 1835sq ft bungalow

The site is accessed via its own laneway off
the Lisleen Road. Hardcore laneway in place
with mature trees around site.

Planning Reference Number for current
planning: Y/2002/0128/F

Planning Reference Number for expired
planning: LA05/2018/0252/F



Site 230m South East of 9 Lisleen Road East
Ground Floor Plan
Scale 1:100
Drg No. MW 01

Key Features

- Attractive, Well Designed Family Home
- Full Planning Permission For A 2,960 Sq Ft Two Storey Dwelling (Including Double Garage)
- Services To Site are in Place Under Hardcore Laneway
- Approx 12 Minutes From Belfast City Airport, Belfast City Centre
- Viewing At Location Anytime
- Excellent Building Site approximately One Acre



Planning Permission

Original Planning - Still valid as foundation's were built - Ref No: Y/2002/0128/F - approval for 1835sq ft bungalow

Planning Ref No: LA05/2018/0252/F - approval for 2960sq ft house expired in 2019 - Please note the artist impressions are for this planning ref.

The current planning permission was granted on the 23rd May 2019 with full planning permission for a 2,960 sq ft two storey dwelling including double garage. Planning available to view on the planning portal website using reference: LA05/2018/0252/F

Services

It is understood that electric and water are available to the site although additional costs may be charged by the suppliers to connect to the dwelling as with any building site. Provision for electric gates also in place.

Access

Access to the dwelling is via an entrance from Lisleen Road East. Hardcore laneway already in place running from the road to site.

Location

Located in rural surroundings in the Gilnahirk/ Castlereagh area this building site of approximately one acre enjoys a beautiful view of the Mourne Mountains and surrounding countryside. Approximately 12 minute drive from Belfast City Airport and Belfast City Centre.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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